

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

P.A.S.: Comprehensive Plan Conformance #02014

DATE: December 23, 2002

SCHEDULED PLANNING COMMISSION MEETING:

DATE: January 8, 2003

PROPOSAL: Finding that a declaration of surplus property for a tract of land is in conformance with the Comprehensive Plan.

LAND AREA: 6.84 acres, more or less.

CONCLUSION: A declaration of surplus for this property generally conforms to the Comprehensive Plan.

<u>RECOMMENDATION:</u>	Conforms to the Comprehensive Plan
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GENERAL INFORMATION:

LEGAL DESCRIPTION: Lot 4 I.T. and Lot 5 I.T., all located in the SE 1/4 of Section 1, Township 8 North, Range 5 East of the 6th P.M.

LOCATION: 6400 West Bennet Road.

APPLICANT: Lincoln Electric System
1040 O Street
Lincoln, NE 68508
475-4211

OWNER: Same as Applicant

CONTACT: William F. Austin, Attorney
Erickson & Sederstrom, P.C.
301 South 13th Street, Ste. 400
Lincoln, NE 68508
476-1000

EXISTING ZONING: AG Agricultural

EXISTING LAND USE: Vacant

SURROUNDING LAND USE AND ZONING:

North:	Agriculture	AG Agricultural
South:	Agriculture	AG Agricultural
East:	Acreage Single-Family residential	AG Agricultural
West:	Acreage Single-Family residential	AG Agricultural

COMPREHENSIVE PLAN SPECIFICATIONS: The 2025 Comprehensive Plan contemplates this property to remain Agricultural. (F 25)

“During the time period covered by this Plan, there will likely be a need to construct, renovate, or abandon certain public buildings and facilities not already discussed in this document. At such time as these events may occur, care should be taken by those public officials making these decisions that the Vision of this Plan is recognized and respected. This may include the siting of a new facility, the abandonment of an existing one, the way renovations are undertaken, the manner of financing used to complete the work, the arrangements made for the facility’s operation, the process followed in making the decision, and the timing of the action.” (F 131)

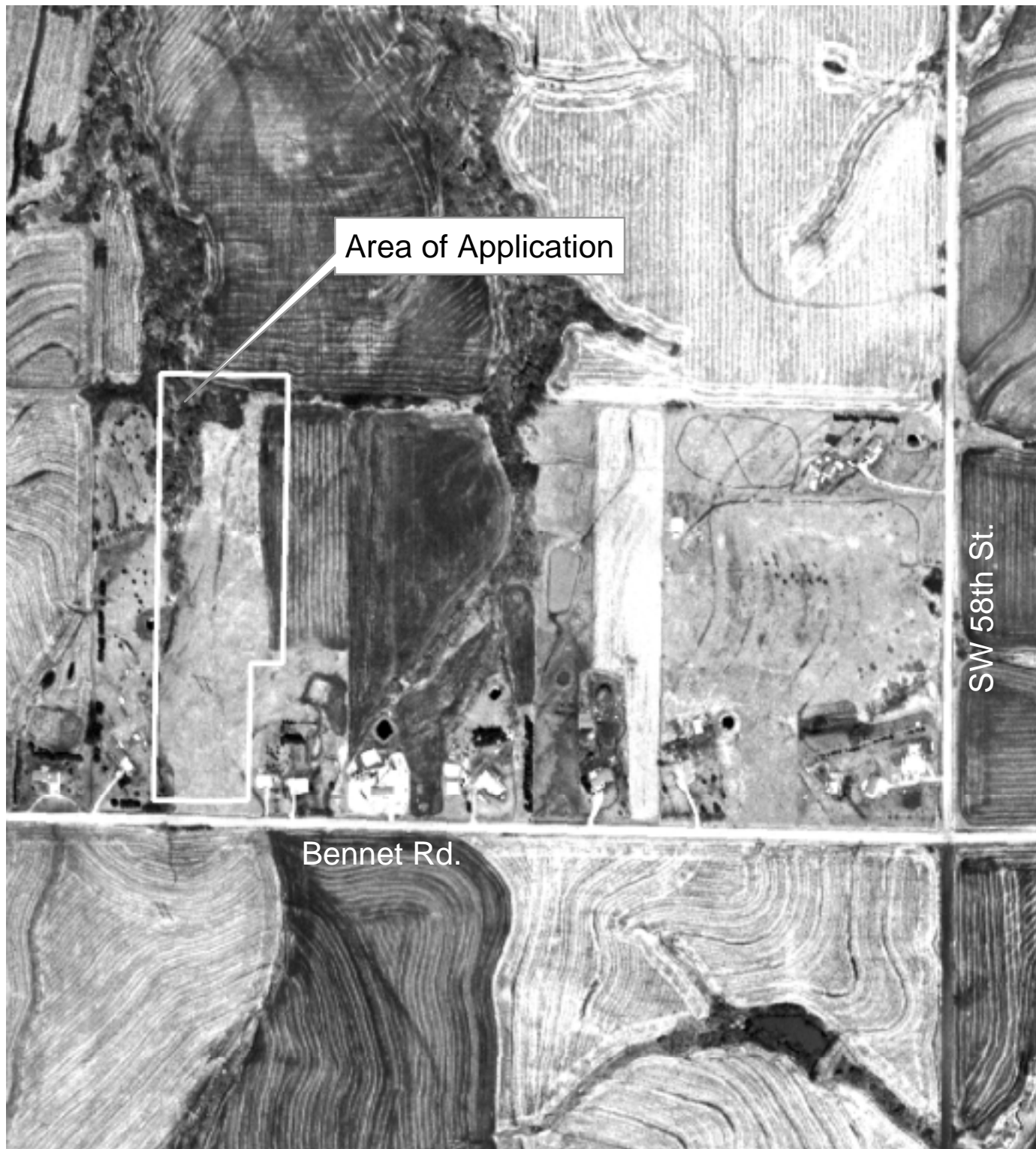
TRAFFIC ANALYSIS: The 2025 Comprehensive Plan shows the current and future classification of West Bennet Road is Rural Local Street. (E 49, F103).

ANALYSIS:

1. This is a request by Lincoln Electric System to declare property generally located at 6400 West Bennet Road as surplus property.
2. The property is currently owned by Lincoln Electric System.
3. This property has been presented to the Department Director’s within the City of Lincoln and none have expressed a interest in acquiring this property.
4. Planning Department does not see a need for any special use restrictions or standards to ensure conformance with the Comprehensive Plan.

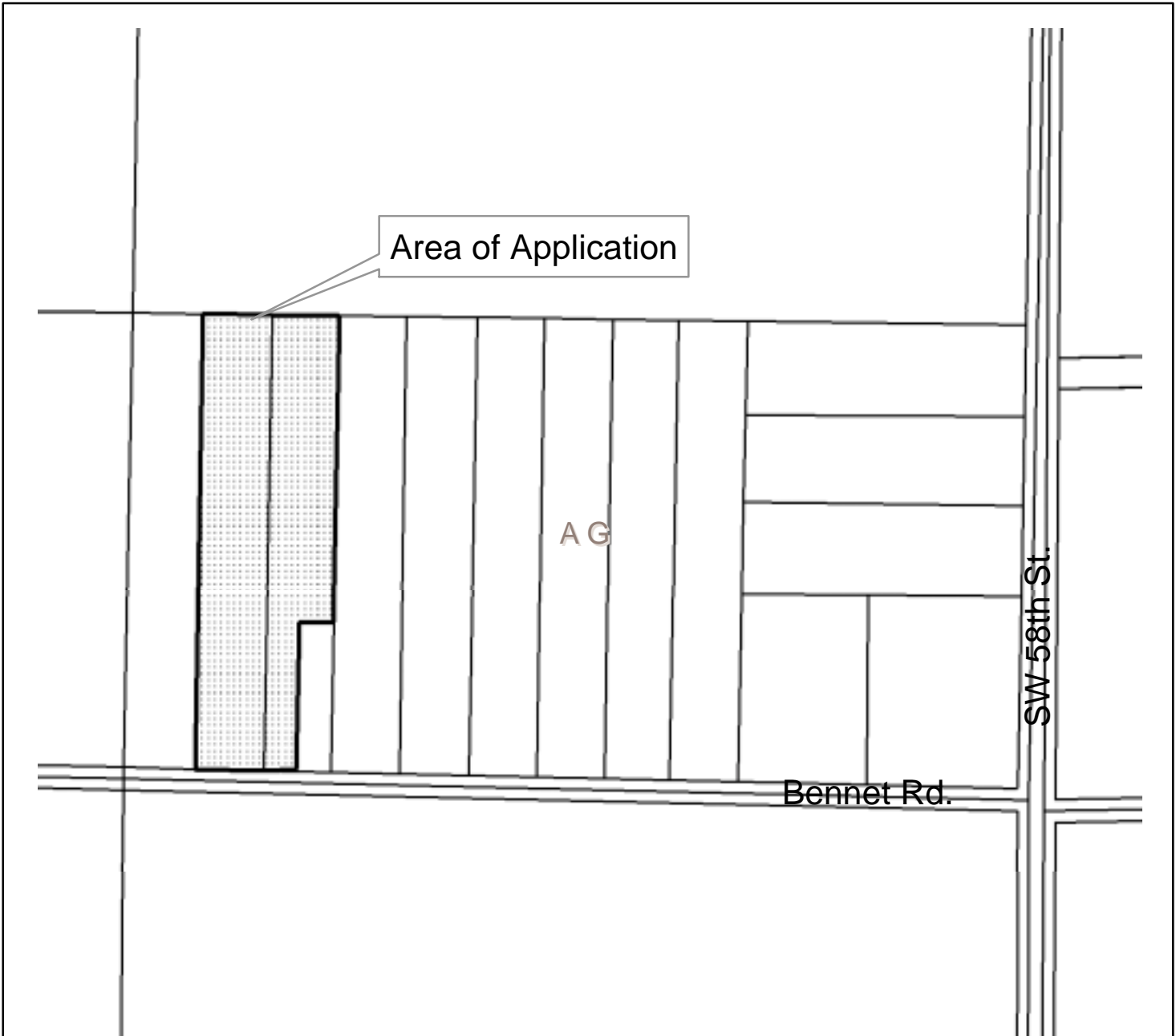
Prepared by:

Greg Czaplewski
Planner



Comprehensive Plan Conformance #02014
6400 W. Bennet Rd.





Comprehensive Plan Conformance #02014

6400 W. Bennet Rd.

Zoning:

- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
Sec.1 T8N R5E

